THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023481**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $495,000.00. Affiant Subscribed and sworn to before me, this 16th day of December, 2019. Notary Public My Commission Expires

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

Karen Johnson Davidson County
Batch# 331335 DEEDWARR
12/18/2019 09:07:29 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50
20191218-0130427

WARRANTY DEED

Address New Owner: Mark B. Rankin and Elizabeth L. Rankin 111 Chuzzlewit Down Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-01-0A-089.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen Speake and Karen D. Speake, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mark B. Rankin and Elizabeth L. Rankin, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 89 , as shown on the map entitled Copperfield Revised, of record in Plat Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STEPHEN SPEAKE and wife, KAREN D. SPEAKE, by deed from JOHN R. JENKINS and PILAR B. JENKINS, husband and wife, of record in Book 10426, page 335 , dated January 25, 1997 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 172-01-0A-089.00 CO.

Matters shown on the Plan of record in Plat Book 6900, pages 555-559, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6779, page 296, re-recorded in Book 6783, page 973, Book 7071, page 482 and amended in Book 7208, page 889, said Register's Office.

This is improved property located at 111 Chuzzlewit Down Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of December, 2019.

Stephen Speake

Karen D. Speake

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen Speake and Karen D. Speake, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021